



**GRASSROOTS**  
REALTY GROUP

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**331 Midglen Place SE**  
**Calgary, Alberta**

**MLS # A2322331**



**\$650,000**

<b>Division:</b>	Midnapore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,095 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Heated Garage, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Storage, Walk-In Closet(s)		

**Inclusions:** Chairs at the kitchen island, TV Mounts, Garage Heater, Garage Shelves, Alarm, Doorbell Cameras, Storage shelves in the basement storage room.

Location matters! Named one of Calgary's top neighbourhoods in 2025, Midnapore is a premier lake community with walkable access to schools, the community centre, and shopping. This fully renovated bungalow sits on a quiet cul-de-sac, just steps from Fish Creek Park and Lake Midnapore. It is the only home on the street backing directly onto a park with mature trees and a playground, offering rare privacy and green space right outside your door. The property sits on a generous pie-shaped lot with a private patio for outdoor living. Key upgrades include new garage windows and Hardie board siding, engineered hardwood flooring, fresh paint, quartz countertops, and a modern kitchen with a gas convection oven. Comfort features include air conditioning, heated bathroom floors, a heated garage, and smart-home technology. Functional outdoor and utility spaces include a dog run, paved alley access, a gas barbecue hookup, and ample storage. Move-in ready with quality inclusions throughout.